

FILE NO.: Z-6323-S

NAME: The Village at Rahling Road Revised PCD Lots 4R and 5

LOCATION: Located on the Southeast corner of Rahling Road and Chenal Parkway

DEVELOPER:

Carolina Holdings Inc.
Attn. Britt Goodson
P.O. Box 25909
Greenville, SC 29601

ENGINEER:

White-Daters and Associates
Attn. Joe White
24 Rahling Circle
Little Rock, AR 72223

AREA: 5.76 acres NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

CURRENT ZONING: PCD

ALLOWED USES: C-2, Shopping Center District uses

PROPOSED ZONING: Revised PCD

PROPOSED USE: C-2, Shopping Center District and C-3, General Commercial District uses

VARIANCE/WAIVERS: None requested.

BACKGROUND:

Ordinance No. 17,542 rezoned 33.274 acres from C-2, Shopping Center District to PCD to allow the development of a mixed use shopping center with C-2, Shopping Center District uses as allowed uses. Four (4) buildings were indicated on what was coined Lot 1. The site plan included twelve (12) lots and a landscape buffer held in a tract located along Chenal Parkway. (Ordinance No. 20,298 adopted by the Board of Directors on August 2, 2010 eliminated the tract along Chenal Parkway and included the area into the unrecorded lots located along Chenal Parkway.) A design manual was

included with the approval which included standards for roof pitch, sidewalks, parking lots, landscaping, setbacks etc. A number of revisions to the previously approved PCD have occurred. The rear portion has developed with office uses. The retail center has been constructed along Rahling Road. The lots on the western perimeter have not developed.

The most recent approval was the adoption of Ordinance No. 20,856 on February 20, 2014, which allowed a revision to the PCD to allow the development of an interior lot with an events center. The events center is currently under construction.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The property contains 5.76 acres in the Village at Rahling Road which is located at the southeast corner of Rahling Road and Chenal Parkway. The property is currently zoned PCD and contains a variety of tenants. Carolina Holdings Inc. has the property under contract with Deltic Timber Corporation.

The building proposed on Lot 4R is a single tenant user for a pharmacy with drive-through service. The building is proposed containing 13,300 square feet of floor area. The lot size of Lot 4R is indicated at 2.63 acres. 86-parking spaces are indicated on Lot 4R.

The building proposed on Lot 5 is a retail strip center with a possible drive-through at the north end cap. The expected tenants will fall within the C-2, Shopping Center District or C-3, General Commercial District uses. Currently not all tenants have been identified for the proposed strip retail building. The applicant is requesting to revise the building areas as necessary to meet the tenant needs while providing a maximum building area on Lot 5 of 27,500 square feet. There are 164-parking spaces indicated on Lot 5. The total combined square footages of the two (2) lots will not exceed 40,725 square feet. The two (2) lots contain 250-parking spaces.

Cross access easements will be created with the filing of the plat to provide circulation within both lots. Access to the future private driveway which connects to the traffic signal on Chenal Parkway will provide safe access for south bound traffic along with direct access to The Promenade at Chenal. Landscape buffers and interior landscape requirements will meet code.

B. EXISTING CONDITIONS:

The site is a cleared flat site with street improvements in place. The property was cleared and graded with initial development of the conceptual PCD for the Village at Rahling Road. Access to the lot proposed for development is via Rahling Circle, off of Rahling Road. Smaller office buildings are located adjacent to the site proposed for development situated around Rahling Circle. There is a larger building located near Rahling Road constructed as a multiuse building

through the original approval of the PCD. The Promenade at Chenal is located across Chenal Parkway.

Rahling Circle has been constructed as a private drive. There are sidewalks in place along the property frontage. Chenal Parkway is constructed as a four lane median divided roadway. There are no sidewalks in place along the frontage of this property on the parkway.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has received several informational phone calls from area residents. All property owners located within 200-feet of the site along with the Village of Wellington Neighborhood Association were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Show existing driveways on Rahling Circle.
2. The proposed monument sign appears to be within the 50-foot sight triangle. Obstructions within this area cannot exceed 30-inches above the drive lane elevation of the adjacent street. The proposed sign appears to obstruct the sight distance. The final sign location will be approved by Traffic Engineering during the building permit process.
3. Repair or replace any curb and gutter or sidewalk that is damaged in the public right-of-way prior to occupancy.
4. Show the proposed call box location for the drive-thru including the proposed location and length of vehicle stack for the drive-thru lane. Consideration should be made to not create conflicts with vehicles parking and entering and exiting the site.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Wastewater: Sewer available to this property.

Entergy: Entergy's mapping system indicates that there could be buried electrical lines running diagonally across Lot 4A from the Northwest corner to a point on the eastern edge. One call should be called to verify the locations so plans can be made to relocate if necessary. Buried lines also exist along the eastern edge of the property. Contact Entergy, Bernard Neumeier, at 501.954.5158 for additional information.

Center-Point Energy: No comment received.

AT & T: No comment received.

Central Arkansas Water:

1. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
2. A water main extension will be needed to provide water service to this property.
3. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and the Little Rock Fire Department is required.
4. This development will have minor impact on the existing water distribution system. Proposed water facilities will be sized to provide adequate pressure and fire protection.
5. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.
6. Additional fire hydrant(s) will be required. Contact the Little Rock Fire Department to obtain information regarding the required placement of the hydrant(s) and contact Central Arkansas Water regarding procedures for installation of the hydrant(s).
7. A capital investment charge based on the size of meter connection(s) will apply to this project in addition to normal charges.

Fire Department: Maintain access. Fire hydrants per code. Aerial fire apparatus, access road. All drives must be 26-feet in width. Contact the Little Rock Fire Department for additional information

County Planning: No comment.

CATA: Out of service area. Site is not accessible to employees and customers utilizing public transit system. Over 3-miles from nearest bus stop.

Parks and Recreation: No comment received.

F. ISSUES/TECHNICAL/DESIGN:

Building Code: Project is subject to full commercial plan review approval prior to issuance of a building permit. For information on submittal requirements and the

review process, contact a commercial plans examiner: Curtis Richey at 501.371.4724; crichey@littlerock.org or Mark Alderfer at 501.371.4875; malderfer@littlerock.org.

Planning Division: This request is located in the Chenal Planning District. The Land Use Plan shows Commercial (C) for this property. The Commercial category includes a broad range of retail and wholesale sales of products, personal and professional services, and general business activities. Commercial activities vary in type and scale, depending on the trade area that they serve. The applicant has applied for a rezoning from PCD (Planned Commercial District) to PCD (Planned Commercial District) to allow for commercial development on this site. The application is within the Chenal Design Overlay District.

Master Street Plan: Chenal Parkway is a Principal Arterial and Rahling Road is a Minor Arterial on the Master Street Plan. A Principal Arterial is to serve through traffic and to connect major traffic generators or activity centers within the urbanized area. A Minor Arterial provides connections to and through an urban area and their primary function is to provide short distance travel within the urbanized area. Entrances and exits should be limited to minimize negative effects of traffic and pedestrians along both Chenal Parkway and Rahling Road since they are both Arterials. These streets may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: A Class I Bike Path is shown along both Chenal Parkway and Rahling Road. A Bike Path is to be a paved path physically separate for the use of bicycles. Additional right-of-way or an easement is recommended. Nine-foot paths are recommended to allow for pedestrian use as well (replacing the sidewalk).

Landscape:

1. Site plan must comply with the City's landscape and buffer ordinance requirements and the Chenal/Financial Center Design Overlay District.
2. Street buffers will be required at six (6) percent of the average depth of the lot. The minimum dimension shall be one-half ($\frac{1}{2}$) the full width requirement but in no case less than nine (9) feet. A minimum twenty-three (23) foot wide buffer (6% of the average lot width) is required along Rahling Circle.
3. A perimeter planting strip is required along any side of a vehicular use area that abuts adjoining property or the right-of-way of any street. This strip shall be at least nine (9) feet wide. One (1) tree and three (3) shrubs or vines shall be planted for every thirty (30) linear feet of perimeter planting strip. An additional perimeter planting strip will be required at the north property line of Lot 5 adjacent to the area showing twelve (12) parking spaces.

4. Screening requirements will need to be met for the vehicular use areas adjacent to street right-of-ways. Provide screening shrubs with an average linear spacing of not less at three (3) feet within the required landscape area. Provide trees with an average linear spacing of not less than thirty (30) feet.
5. Eight percent (8%) of the vehicular use area must be designated for green space; this green space needs to be evenly distributed throughout the parking area(s). For developments with more than one hundred fifty (150) parking spaces the minimum size of an interior landscape area shall be three hundred (300) square feet. Interior islands must be a minimum of seven and one half (7 1/2) feet in width. Trees shall be included in the interior landscape areas at the rate of one (1) tree for every twelve (12) parking spaces.
6. Landscape areas shall be provided between the vehicular use area used for public parking and the general vicinity of the building, excluding truck loading or service areas not open to public parking. These areas shall be equal to an equivalent planter strip three (3) feet wide along the vehicular use area.
7. The development of two (2) acres or more requires an approved landscape plan stamped with the seal of a registered landscape architect prior to the issuance of a building permit.
8. A landscape irrigation system shall be required for developments of one (1) acre or larger.
9. The City Beautiful Commission recommends preserving as many existing trees as feasible on this site. Credit toward fulfilling Landscape Ordinance requirements can be given when preserving trees of six (6) inch caliper or larger.

G. SUBDIVISION COMMITTEE COMMENT:

(July 16, 2014)

Mr. Joe White of White-Daters and Associates was present representing the request. Staff presented an overview of the development stating there were a few outstanding technical issues in need of addressing prior to the Commission acting on the request. Staff stated the Chenal DOD allowed for a maximum sign height of 8-feet and a maximum sign area of 100-square feet. Staff also questioned if the fronts of the buildings would be located on Chenal Parkway or front Rahling Circle.

Public Works comments were addressed. Staff requested the site plan include the existing drives on Rahling Circle. Staff also stated the monument sign located at the intersection of Rahling Road and Rahling Circle was located within the 50-foot sight triangle and should be relocated. Staff requested the site plan include the location for the call box for the end cap of Building 5 to ensure there was adequate stack and maneuvering area of the site.

Landscaping comments were addressed. Staff stated the site plan was to comply with the City's landscape and buffer ordinances. Staff stated interior

landscaping was required with minimum island sizes of 300-square feet. Staff also stated a landscape strip was required along the common lot line of Lots 4R and 5. Staff stated the minimum strip should be 9-feet on each side.

Staff noted the comments from the various other agencies. There were no more issues for discussion. The Committee then forwarded the item to the full Commission for final action.

H. ANALYSIS:

The applicant submitted a revised site plan to staff addressing a number of the issues raised at the July 16, 2014, Subdivision Committee meeting. The revised site plan has indicated the proposed sign locations, the dumpster locations for proposed Lot 5 and indicated the fronts of the buildings would face Chenal. The applicant has also stated on the site plan the drive-through facility located on the northern end of Lot 5 will not be a use which requires the placement of a call box and will only be leased to a user which provides a drive-up, pick-up window service only.

The building proposed on Lot 4R is a single tenant user for a pharmacy with drive-through service. The building is proposed containing 13,300 square feet of floor area. The lot size of Lot 4R is indicated at 2.63 acres. 86-parking spaces are indicated on Lot 4R.

The building proposed on Lot 5 is a retail strip center with a possible drive-through at the north end cap. The user of the drive-through will not be a business which requires the placement of a call box. The expected tenants for Lot 5 will fall within the C-2, Shopping Center District or C-3, General Commercial District uses. Currently not all tenants have been identified for the proposed strip retail building. The applicant is requesting to revise the building areas as necessary to meet the tenant needs while providing a maximum building area on Lot 5 of 27,500 square feet. There are 164-parking spaces indicated on Lot 5.

The total combined square footages of the two (2) lots will not exceed 40,725 square feet. The two (2) lots contain 250-parking spaces. The lots will be served by cross access and cross parking. The typical parking required for a shopping center development is one (1) space per 225-gross square feet of floor area. Based on the typical ordinance requirements 181 parking spaces would be required.

Landscape buffers are proposed as approved on the original PCD development plan for the Village at Rahling Road. The revised site plan has not addressed the common landscape strip required on the common lot line of Lots 4R and 5. The area is shown as a common access easement but is indicated with parking spaces within the common access easement. Each of these lots should provide

a landscape strip of not less than 9-feet to comply with the landscape ordinance requirement. Staff recommends the plan be redesigned to allow for the required landscape strip in this area.

Otherwise to staff's knowledge there are no remaining outstanding technical issues associated with the request. Staff feels the development of the lots as proposed is appropriate.

I. STAFF RECOMMENDATION:

Staff recommends approval of the request subject to compliance with the comments and conditions as outlined in paragraphs D, E and F of the agenda staff report.

Staff recommends the applicant provide the required landscape strip on the common lot lines of Lots 4R and 5 to meet the minimum landscape ordinance requirements.

PLANNING COMMISSION ACTION:

(AUGUST 7, 2014)

The applicant was present. There were no registered objectors present. Staff presented the item with a recommendation of approval of the request subject to compliance with the comments and conditions as outlined in paragraphs D, E and F of the agenda staff report. Staff presented a recommendation the applicant provide the required landscape strip along the common lot lines of Lots 4R and 5 to meet the minimum landscape ordinance requirements.

There was no further discussion of the item. The chair entertained a motion for approval of the item as presented by staff. The motion carried by a vote of 9 ayes, 0 noes and 2 absent.